

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Hemming Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,598,500

Property Type

House

Suburb

Brighton East

Period - From

01/07/2025

to

30/09/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11a Binnie St BRIGHTON EAST 3187	\$1,610,000	21/06/2025
2	18 Valerian St HAMPTON 3188	\$1,500,000	25/10/2025
3	759 Nepean Hwy BRIGHTON EAST 3187	\$1,540,000	03/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/11/2025 16:42

Connor Delany
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2025: \$2,598,500



3 1 1

Property Type: House

Comparable Properties

11a Binnie St BRIGHTON EAST 3187 (REI)

Agent Comments

- - -

Price: \$1,610,000

Method:

Date: 21/06/2025

Property Type: House



18 Valerian St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 617 sqm approx

759 Nepean Hwy BRIGHTON EAST 3187 (VG)

Agent Comments

2 - -

Price: \$1,540,000

Method: Sale

Date: 03/07/2025

Property Type: Clinic - Health Clinic

Land Size: 442 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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